

**CONDITIONS OF APPROVAL - FINAL  
TENTATIVE PARCEL MAP 29736  
MADISON/P.T.M. LA QUINTA L.C.C.  
JULY 26, 2000**

**FINDINGS**

- A. This Tentative Parcel Map has been previously assessed in conjunction with Environmental Assessment 2000-395 for which a Mitigated Negative Declaration was certified by the City Council on May 16, 2000 for Specific Plan 2000-043. Tentative Parcel Map 29736 is within Specific Plan 2000-043, a planned commercial development. No changed circumstances or conditions exist which would trigger the preparation of a subsequent EA pursuant to the guidelines for implementation of the California Environmental Quality Act.
- B. The proposed Tentative Parcel Map is consistent with the City of La Quinta General Plan designation of Community Commercial as the proposed lots will be for the allowed uses under that General Plan designation.
- C. Existing infrastructure improvements for the proposed development are consistent with the City's General Plan and Specific Plan 2000-043.
- D. The proposed parcels numbered 1 through 12 on the Tentative Parcel Map are physically suitable for the planned commercial development as it is relatively flat ground with no physical constraints; and Parcel "A", the edge of the rocky knoll is identified as undevelopable.
- E. The site is physically suitable for the proposed intensity of development in that each proposed lot will be allowed .3 Floor Area Ratio with a maximum of 72,950 square feet of buildings dispersed over the twelve parcels.
- F. The design of the Parcel Map is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, as the project site is in compliance with the requirements of Specific Plan 2000-043 and EA 2000-395.
- G. The design of the Parcel Map is not likely to cause serious public health problems as the proposed Tentative Parcel Map has been reviewed by the Fire Department and conditions have been recommended.

### GENERAL

1. Upon their approval by the Community Development Director, a memorandum noting that the City Conditions of Approval for this application exist and are available for review at City Hall shall be recorded against the property with Riverside County.
2. The subdivider agrees to defend, indemnify, and hold harmless the City of La Quinta (the "City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this tentative map or any final map thereunder. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the subdivider of any claim, action or proceeding and shall cooperate fully in the defense.

3. This Tentative Map and any final maps thereunder shall comply with the requirements and standards of §§ 66410 through 66499.58 of the California Government Code (the Subdivision Map Act) and Chapter 13 of the La Quinta Municipal Code (LQMC).
4. This map shall expire on July 26, 2002, unless recorded or extended pursuant to the requirements of the City Subdivision Ordinance.
5. The applicant shall comply with all applicable Conditions of Approval for Specific Plan No. 2000-043.

### PROPERTY RIGHTS

6. The applicant may be required by Caltrans to furnish additional Highway 111 Right-of-Way to accommodate the proposed bus turnout and dedicated right-turn-in lane. If so, the Right-of-Way shall be deeded to the City in fee simple.
7. The applicant may be required to furnish additional Right-of-Way along Washington Street to accommodate the proposed bus turnout and dedicated right-turn-in lane as required by Sunline Transit and the City Engineer.

8. The applicant shall dedicate or deed cross-access easements to all private lots or parcels existing or created on this property. The easements shall cover all parking and circulation areas and routes within the development.

9. The applicant shall create perimeter setbacks along public rights of way as follows:

A. Highway 111 - 50 feet.

~~B. Washington Street - 20 feet.~~

Where public facilities (e.g., sidewalks) are placed on privately-owned setbacks, the applicant shall dedicate blanket easements for those purposes.

10. The applicant shall dedicate easements necessary for placement of and access to utility lines and structures.

11. The applicant shall vacate abutter's rights of access to public streets from all frontage except access points described herein.

#### FIRE DEPARTMENT

With respect to the conditions of approval for the above referenced land division, the Fire Department (760-863-8886) recommends the following fire protection measures be provided in accordance with La Quinta Municipal Code and/or Riverside County Fire Department protection standards:

12. Provide a water system capable of delivering 2,500 gpm for a two hour duration at 20 psi residual operating pressure which must be available before any combustible material is placed on the job site. *(Structures will be limited in the maximum cumulative square footage for each individual building based upon the baseline fire flow 5,000 gpm and type of construction materials used as found in the 1997 CFC, Table A-III-A-1. With a 50% reduction credit with fire sprinkler systems, the actual fire flow from any two adjacent hydrants will be a minimum of 2,500 gpm at 20psi.)*

13. A combination of on-site and off-site Super fire hydrants, on a looped system (6" x 4" x 2 1/2" x 2 1/2") will be located not less than 25 feet or more than 165 feet from any portion of the buildings as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants in the system.

14. Prior to recordation of the final map, applicant/developer shall furnish one blueline copy of the water system plans to the Fire Department for review/approval. The plans shall conform with the Fire Marshal's requirements for types, location and spacing of hydrants and fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: **"I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."**
15. The minimum dimensions for fire apparatus access roads entering and exiting this project shall have an unobstructed width of not less than 20 feet in each direction and an unobstructed vertical clearance of not less than 13 feet 6 inches. Parking is permitted on one side of roadways with a minimum width of 28 feet. Parking is provided on both sides of roadways with a minimum width of 36 feet.

#### FEES AND DEPOSITS

16. The applicant shall comply with the terms and requirements of the development impact fee program in effect at the time of issuance of building permits.